

1 **(1) Redevelopment:** This section is intended to encourage redevelopment activities by
2 exempting certain types of redevelopment, as defined herein from various provisions of this
3 Chapter. In some instances, these exemptions are available in exchange for retrofitting the
4 existing development to some extent.

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6 **(2) Exempt Redevelopment:**

7 (a) The following redevelopment activities will not be subject to the requirements of this
8 Chapter, except for those provisions specified in subsection (b), below:

- 9 1. Alterations to the interior of an existing structure.
- 10 2. Alterations of an existing structure (other than a bridge) that does not change the
11 arrangement of the exterior walls (i.e., the structure's footprint) and does not involve the removal
12 of the structure's foundations, ground floor, or structural frame, except to the extent that structural
13 repair is necessary.
- 14 3. Routine building repairs including adding a facade to a building.
- 15 4. The replacement or repairs of buried service lines for water, sewer, gas, power,
16 and communication services.
- 17 5. Resurfacing a paved area such as a parking lot, roadway or other vehicle use
18 areas, provided the resurfacing project does not include any other non-exempt redevelopment
19 activity.
- 20 6. The removal or replacement of underground storage tanks when total ground
21 disturbance is less than 2,000 square feet and the disturbed area is stabilized immediately after the
22 removal or replacement.
- 23 7. The construction of a swimming pool or other accessory improvements when the
24 total development activity will be less than 1,000 square feet.
- 25 8. When development activity involves less than 1,000 square feet. For the
26 purpose of this subsection, the removal of existing impervious surface area in order to install
27 constructed landscaping shall not be considered to be development activity.
- 28 9. When development activity involves less than 2,500 square feet and is
29 associated with the conversion and/or expansion of an existing structure and the stormwater runoff
30 generated from the increase directly discharges into a public conveyance system. For the purpose
31 of this subsection, the removal of existing impervious surface area in order to install constructed
32 landscaping shall not be considered to be development activity.
- 33 10. Other similar minor site alterations.

34 (b) Exempt redevelopment activities shall comply with the following provisions of this
35 Chapter:

- 36 1. Subsection 4.1(3) Sediment and Erosion Control;

2. Section 4.4 Tree Protection and Removal Standards;

3. Subsection 3.1(2) Development Standards and Guidelines for Natural Features,

except that the closed basin requirements set forth in Subsection 4.2(3), Closed Basins and Regulated Closed Basins shall only apply to the stormwater runoff generated by a net increase in impervious surface area; and

4. Section 3.4, Special Development Standards for Environmentally Sensitive Zones.

(3) Type I Redevelopment:

(a) *Type I Redevelopment* is non-exempt redevelopment that meets the following criteria:

1. Any redevelopment activity covered by this Chapter on a site when the site is less than one acre in size; or
2. Redevelopment activity on a site one acre or larger that involves no addition of impervious surface area or an addition of impervious surface area which is less than or equal to 25% percent of the existing impervious surface area of the site, and the additional impervious surface area is less than or equal to one acre.

(b) *Type I Redevelopment* shall be exempt from certain requirements and provisions of this Chapter provided the redevelopment includes retrofitting the entire site so as to:

1. Comply with subsection 3.3(3), *Interior Vehicle Use Area Buffer Requirements*, and section 4.5, *Landscape Development Standards*, at a rate of 1 square foot of planting area for every 25 square feet of vehicle use area; front or side-corner perimeter buffer widths of 10 feet, side and rear perimeter buffer widths of 6 feet with an ability to request a functional waiver pursuant to Subsection 4.5(3)(c)4.; compliance with the 30 percent canopy coverage requirement set forth in Subsection 4.5(3)(c) is not required; and
2. Comply with Subsection 4.2(4)(a), Treatment Prior to Discharge, by providing treatment for the first 0.5 inch of runoff for any net increase in impervious surface area, unless the subject property is located in a drainage basin which requires additional treatment as set forth in Section 3.4, Special Development Standards for Environmentally Sensitive Zones, in which case the additional treatment requirement will apply for any net increase in impervious surface area.
3. New land uses with principal activities such as but not limited to the sale or handling or petroleum products, the repair, maintenance, or cleaning of motor vehicles, the outside storage of fertilizers, or the production, distribution, or use of any hazardous material regulated by any federal, state, or local government agency shall include a separate and distinct stormwater management system so as to provide intensive pre-treatment and removal of such products or pollutants from the runoff prior to discharge into the stormwater system serving the other areas of the site [as set forth in Subsection 4.2(4)(c).

(c) *Type I Redevelopment* that complies with subsection 3.2(3)(b) shall be exempt, to the extent conditioned below, from the following provisions of this Chapter:

1. Subsection 4.2(1) *Rate Control*, and subsection 4.2(5)(f), *Design Capacity*, when no accessible off-site facility is available and when there is no net increase in the total amount of impervious surface area on the site of the Type I Redevelopment;

2. Subsection 4.2(1) *Rate Control*, and subsection 4.2(5)(f), *Design Capacity*, when no accessible off-site facility is available and when there is a net increase in the total amount of impervious surface area on the site of the Type I Redevelopment, but only if the person or entity seeking this exemption presents certification from an engineer licensed to practice in the State of Florida that there is adequate capacity in the downstream stormwater conveyance system for the redevelopment site and that any known flooding or drainage problem will not be worsened by the Type I Redevelopment. Any method, that is generally recognized by the engineering community, may be used to demonstrate both adequacy of the conveyance system and no significant negative impacts on downstream flooding or problem areas. The engineer's certification shall include an analysis carried to a downstream point where the total area contributing stormwater runoff, at that point, is at least ten times the area of the redevelopment site. When there is a net increase in the total amount of impervious surface area on the site of the redevelopment and a certification from an engineer that there is adequate capacity in the downstream stormwater conveyance system is not presented, the site must comply with Subsection 4.2(1), Rate Control and Subsection 4.2(5)(f), Design Capacity for the net increase in the total amount of impervious surface area;

3. Subsection 4.2(3), *Closed Basins and Regulated Closed Basins*, when there is no net increase in the total amount of impervious surface area on the site. When there is a net increase in the total amount of impervious surface area on the site, the site must comply with Subsection 4.2(3), *Closed Basins and Regulated Closed Basins* for the net increase in the total amount of impervious surface area;

4. Subsection 4.2(4)(a), *Treatment Prior to Discharge*, provided the Type I Redevelopment is not located in the Lake Jackson, Lake Iamonia, or Fred George Closed Basin, or in that portion of the Bradford Brook Chain of Lakes watershed upstream of Grassy Lake. If the Type I Redevelopment is located in one of the above-referenced areas, stormwater treatment must be provided for any net increase in impervious surface area as follows: 1.5 inches if wet detention, 0.75 inches if off-line retention, or 1.125 inches if on-line retention with filtration;

5. Subsection 3.5(2)(b)(1), *On-Site Stormwater Conveyance Easements*, but only after providing written certification to the director that an on-site easement cannot be created due to existing site conditions which will not be changed by the Type I Redevelopment or because the planned Type I Redevelopment would not be possible if an on-site easement was provided;

1 6. Subsection 4.2(7)(b) *Pass-Through Capability for Stormwater Runoff From*
2 *Uplands*, but only after providing verification and written certification, acceptable to the director,
3 that provision of pass-through capability for stormwater runoff from uphill areas is impossible due
4 to existing site conditions which will not be changed by the Type I Redevelopment or because the
5 planned Type I Redevelopment would not be possible if provision for pass-through capability
6 were provided;

7 7. Subsection 3.3(2), *Minimum-Required Urban Forest and Landscape Area*;
8 and;

9 8. Section 4.5(3)(c)1, *Canopy Coverage*.

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11 **(4) Type II Redevelopment:**

12 (a) *Type II Redevelopment* is redevelopment activity on a site that is one acre or larger
13 that involves the addition of impervious surface area that is either greater than 25% percent of the
14 existing impervious surface area or greater than one acre.

15 (b) *When Type II Redevelopment* is proposed, that part of the development activity that
16 is on previously undeveloped land shall comply with all applicable requirements and provisions
17 of this Chapter. That part of the redevelopment activity that is on previously developed land shall
18 be considered Type I Redevelopment and Subsection 3.2(3) shall apply to that portion of the
19 project.

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21 **(5) Other Stipulations:** The provisions of Section 3.2 shall not be applied to avoid the
22 requirements of an environmental management permit issued by the City or Leon County
23 authorizing existing development. Existing requirements may be relocated, however, either
24 temporarily or permanently.

25 Section 3.2 shall not exempt any major or minor redevelopment activity from the
26 requirements of subsection 4.2(7)(c), *Regional/Multi-Site Stormwater Management Facilities*,
27 including any fees that may be required therein or required by any other ordinance, rule or law.
28 Further, Section 3.2 shall not exempt any redevelopment activity from any other applicable
29 ordinance, rule, or law.